

Approved

***City of York Planning Commission
February 28, 2022
Minutes***

<u>Members present:</u>	<u>Members absent:</u>	<u>Others present:</u>
Chairperson Wendy Duda	Ron Parrish	Zoning Administrator Blackston
Maria Duncan		City Manager Duncan
Arthur Lowry		(see sign-in sheet)
Laura Korn		
Marissa Harris		
A. Lee McLin		

The first item of business was Chairperson Wendy Duda calling the meeting to order at 6:00 pm.

The second item of business was approval of the draft Minutes from the January 31, 2022 meeting.

Upon a Motion by Arthur Lowry, seconded by Maria Duncan, the Commission unanimously approved the draft Minutes as submitted.

For the third item of business, Chairperson Duda opened the floor for and received comments from the public on agenda items.

The fourth item of business was the discussion of the following for a proposed townhome/single family dwelling subdivision, Cannon Village, to be located off of Fourth Street across from the York Recreation Complex (referenced by Tax Map Id #0701601002):

- **Application to rezone properties from R12 – Residential to R5-Multifamily Residential**
- **Special exception application and conceptual site plan for a townhome/single-family residential project (pending resolution of rezoning application)**

The Commission reviewed information provided by City staff in the meeting packet.

Representatives of R. Joe Harris and Associates presented and discussed the proposed project.

After discussion and by affirmation, the Commission deferred action on the noted applications.

The fifth item of business was the discussion of the following for a proposed single-family dwelling subdivision, Brighton Springs, to be located off of York Highway at the intersection of Park Place Road (referenced by Tax Map Id # 3960000002 & 3960000027):

- **Application to rezone properties from York County zoning classification RUD to City of York zoning classification R5- Multifamily Residential. An annexation request is being processed for this project.**
- **Special exception application and conceptual site plan for single-family residential project (pending resolution of rezoning and annexation applications)**

The Commission reviewed information provided by City staff in the meeting packet.

Representatives of Meritage Homes presented and discussed the proposed project.

After discussion and by affirmation, the Commission deferred action on the noted applications.

The sixth item of business was the discussion of an application to rezone properties from R15 – Restricted Residential and R7 – Residential to R5 – Multifamily Residential (near Springlake Country Club off of Springlake Road and Blessed Hope Road) (referenced by Tax Map Id # 0702301004, 0702301005 & 0702301007):

The Commission reviewed information provided by City staff in the meeting packet.

Representatives of R. Joe Harris and Associates presented the rezoning application and discussed the proposed project.

After discussion and by affirmation, the Commission deferred action on the rezoning application.

The seventh item of business was discussion of potential zoning amendment regarding commercial kitchens.

The Commission reviewed information provided by City staff in the meeting packet.

The PC discussed the use of commercial kitchens in the B1 district and how it could be a positive change for the City.

After discussion and by affirmation, the Commission requested that City staff utilize the submitted information in crafting a draft ordinance for review at a subsequent meeting.

The eighth item of business was discussion of a potential zoning amendment regarding brewpubs, taprooms, distilleries, etc.

The Commission reviewed information provided by City staff in the meeting packet. The Commission considered expanding the previously-reviewed brewpub ordinance recommendation to cover other similar uses and identifying appropriate zoning districts for such uses as well as reviewed information/ definitions provided by City staff.

After much discussion and by affirmation, the Commission indicated that it would like to see an updated draft ordinance at the next meeting including the additional noted information.

The ninth item of business was an invitation from York City Council for Planning Commission members to attend the March 21st City Council Workshop to discuss imminent growth in the City.

City Manager Duncan noted that the workshop would begin at 5:00 pm and would be held at the City Fire Station due to the number of people attending. Chairperson Duda thanked Mayor Fuesser and City Manager Duncan for the invitation. By affirmation, the Commission accepted the invitation.

There being no further business, the meeting was adjourned at 6:55 pm.

Respectfully submitted,

Amanda C. Blackston
Zoning Administrator

cc: File – Planning Commission 2/28/2022
Seth Duncan, City Manager